

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS County of Placer

TO: BOARD OF SUPERVISORS

DATE: April 22, 2014

FROM: KEN GREHM / PETER KRAATZ

SUBJECT: **KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT
EASEMENT ACQUISITION**

ACTION REQUESTED / RECOMMENDATION

1. Adopt a Resolution approving a Right-of-Way Contract for the acquisition of a Highway Easement and a Temporary Construction Easement on property owned by Farella and Minichiello for the Kings Beach Commercial Core Project (Gateway to the Core) in the amount of \$50,000 utilizing DPW's Trust Fund for Right-of-Way Acquisition.
2. Authorize the Chairman to execute the Contract and accept the Easement deeds.
3. Approve a Budget Revision to increase the FY 2013-2014 expense appropriation Object Level #3 (4171), by \$55,000 (to include escrow fees). There is no net County cost.

BACKGROUND / SUMMARY

The Kings Beach Commercial Core Improvement Project (KBCCIP) is proposing to construct curb, gutter, sidewalk, water quality improvements and other pedestrian enhancements to revitalize the commercial corridor on Highway 28 from Highway 267 to Chipmunk Street. Off-street parking lots will be constructed to mitigate for the loss of parking associated with the other proposed improvements. Nick and Antoinette Farella and Thomas and Roberta Minichiello own one of two parcels on the corner of Highways 28 and 267 where a turn pocket is to be constructed for the Core of the Core project. A Highway Easement and Temporary Construction Easement are being acquired from these property owners for the appraised value of \$50,000. The owners signed the acquisition documents in counterpart.

ENVIRONMENTAL CLEARANCE

The County has prepared an Environmental Impact Report (EIR) pursuant to the requirements for CEQA and the Placer County Environmental Review Ordinance; and Environmental Impact Statement (EIS) to meet the requirements of the Tahoe Regional Planning Agency; and an Environmental Assessment (EA) to meet the requirements of the Federal Highway Administration. The EIR was adopted by the Board of Supervisors on September 23, 2008, and included review of the parcels being purchased.

FISCAL IMPACT

The easements are being purchased for the appraised value of \$50,000 and are being funded from DPW's Trust Fund for Right-of-Way Acquisition. The Right-of-Way Trust Fund has a current balance of approximately \$515,000. If federal funds become available they will be utilized for this purchase.

Attachments: Resolution
Vicinity Map
Budget Revision
2 Easement Exhibits

Copies of the Agreements and deeds are on file
with the Clerk of the Board

Before the Board of Supervisors County of Placer, State of California

In the matter of: Approving the Right-of-Way Contract for the acquisition of a Highway Easement and Temporary Construction Easement from property owned by Nick and Antoinette Farella and Thomas and Roberta Minichiello for the Core of the Core, KBCCIP, and authorize the Chair to execute the Contract and accept the Highway Easement.

Resol. No:.....

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

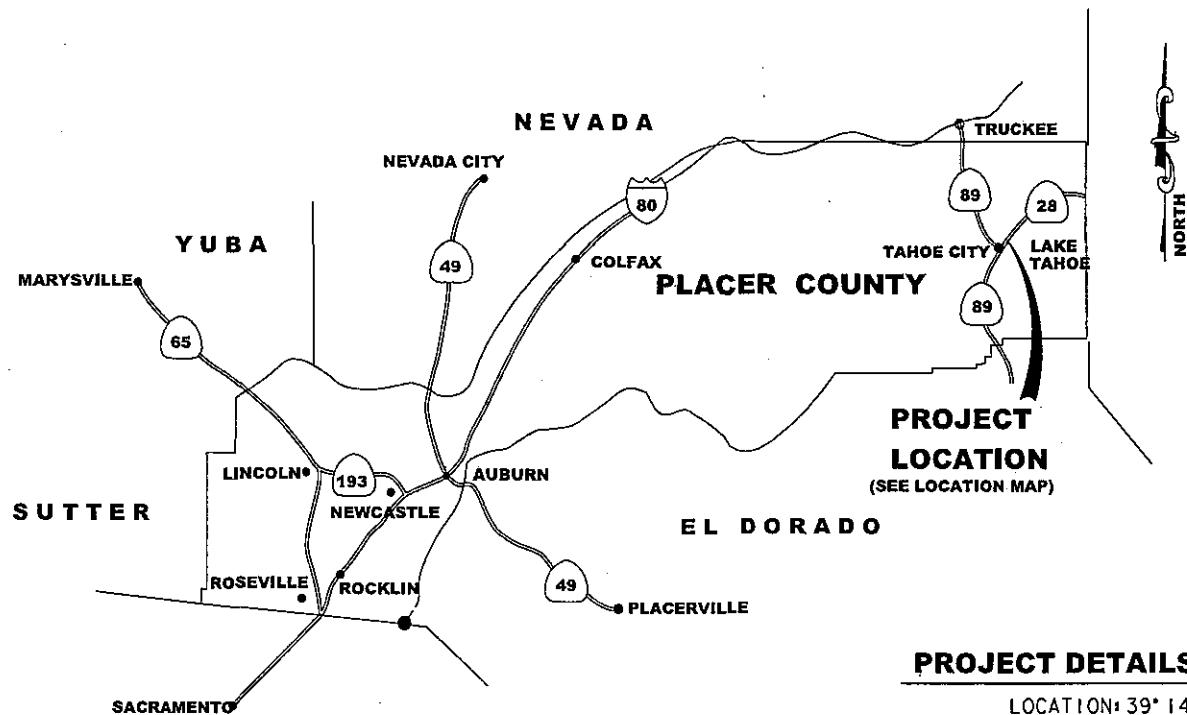
Attest:
Clerk of said Board

Chair, Board of Supervisors

BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, that the Right-of-Way Contract between Nick and Antoinette Farella and Thomas and Roberta Minichiello and the County of Placer in the amount of \$50,000 is hereby approved and the Chair is authorized to execute the Contract on behalf of Placer County and accept the Highway Easement Deed and Temporary Construction Easement, signed in counterpart by the property owners.

VICINITY MAP

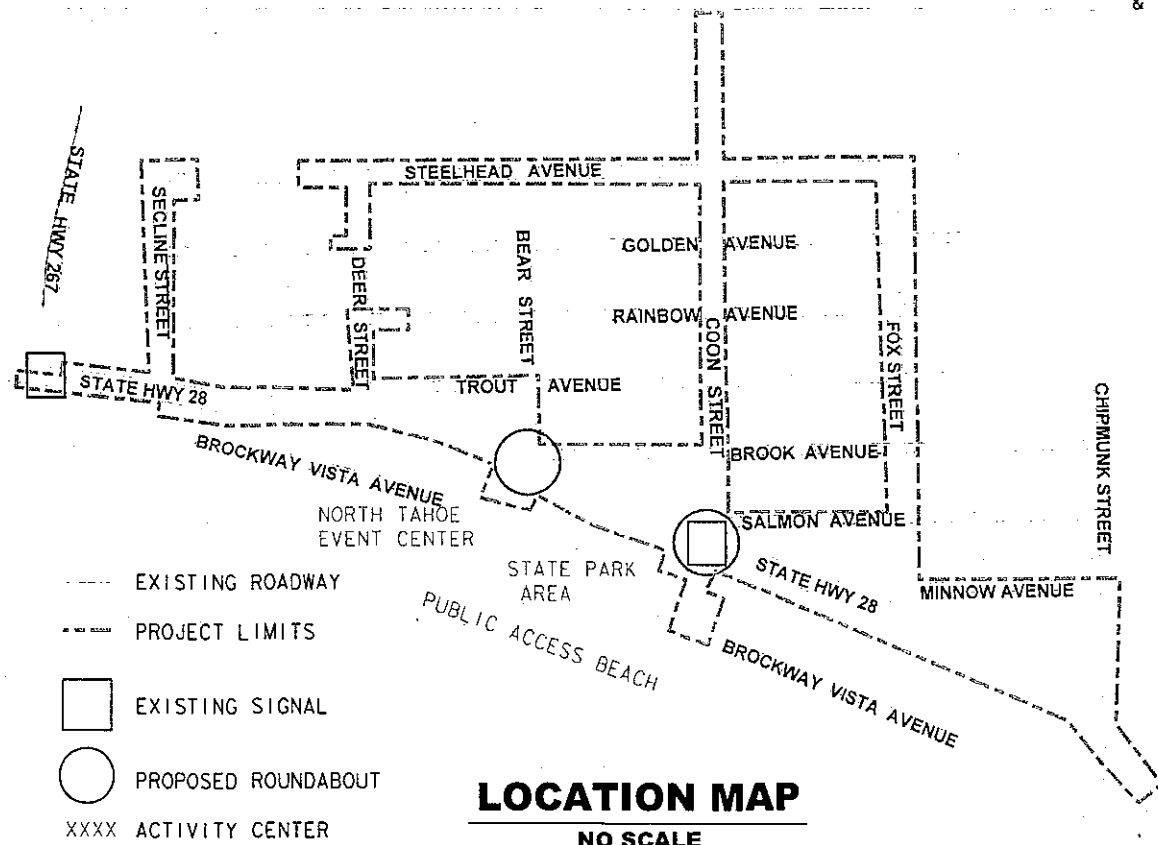
KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT



PROJECT DETAILS:

LOCATION: 39° 14' 15.67" N
 120° 01' 25.69" W
 LENGTH: 1 MILE
 LAND USE: RECREATIONAL,
 RESIDENTIAL
 & COMMERCIAL

SACRAMENTO



LOCATION MAP
 NO SCALE



FACING EAST ③



FACING NORTH ②

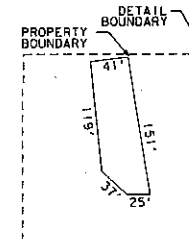


FACING WEST ①

RIGHT OF WAY TAKE		STATE
		221 SQFT
TCE TAKE		COUNTY
		717 SQFT
PERMIT TO ENTER		633 SQFT
		0 SQFT

IMPACTS

- CURB GUTTER AND SIDEWALK
- RELOCATE EXISTING SIGNAL POLES



KEY MAP
NOT TO SCALE

LEGEND:

- EXISTING RIGHT OF WAY/ PROPERTY BOUNDARY
- PROPOSED ROADWORK
- PROPOSED CENTERLINE
- EXISTING FEATURES
- FIELD SURVEY SHOTS
- EXISTING UTILITIES

12/20/13

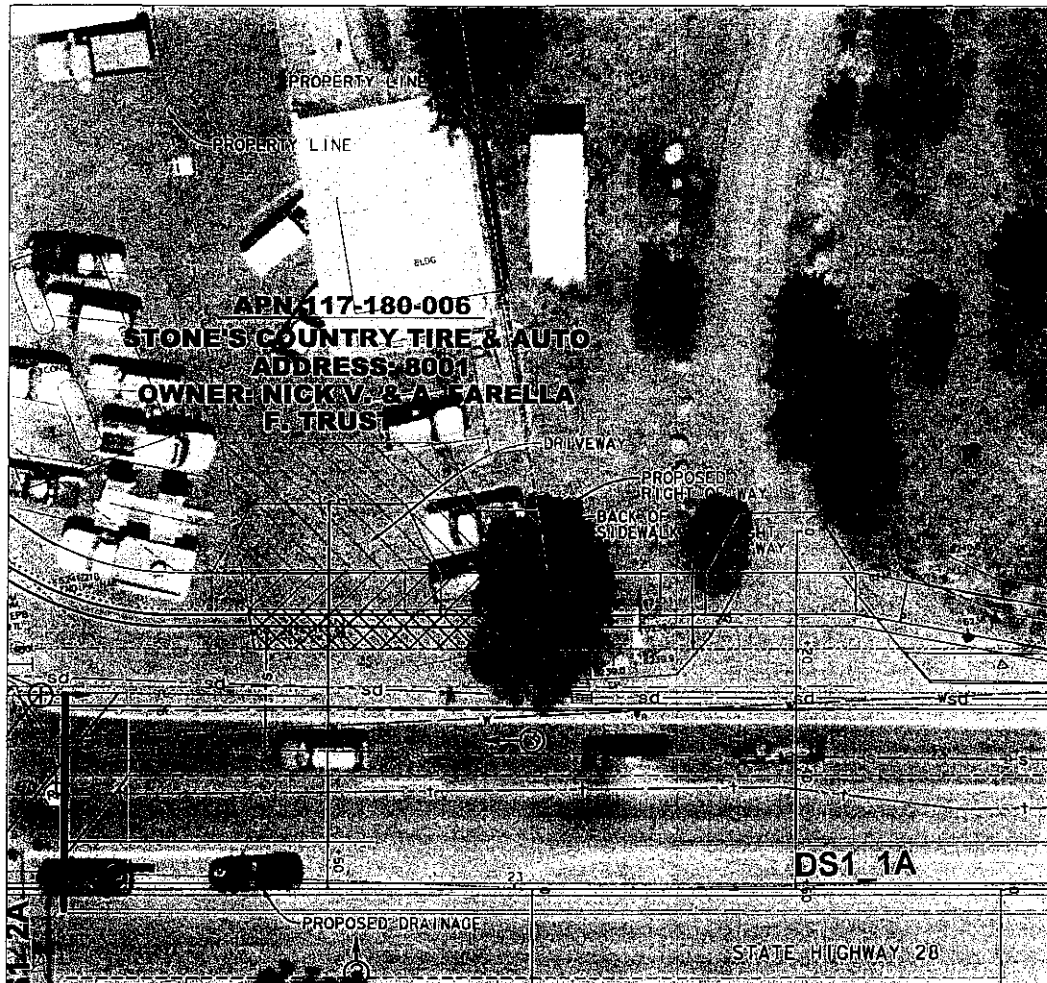
SCALE 1"=20'

PRELIMINARY

DE DOKKEN
ENGINEERING
110 BLUE RAVINE ROAD, SUITE 200
FOLSOM, CA 95630 (916) 858-0542

PROJECT
**KINGS BEACH COMMERCIAL
CORE IMPROVEMENT PROJECT**
PROPERTY OWNER EXHIBIT APN 117-180-053 **13**

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FACING EAST ①



FACING NORTH ②

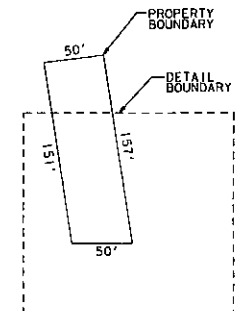


FACING WEST ③

RIGHT OF WAY TAKE		STATE
		335 SQFT
TCE TAKE		COUNTY
		332 SQFT
PERMIT TO ENTER		943 SQFT
IMPACTS		
-CURB GUTTER AND SIDEWALK		
-PROVIDE ONE DRIVEWAY (RIGHT IN RIGHT OUT)		
0 SQFT		

LEGEND:

	EXISTING RIGHT OF WAY/ PROPERTY BOUNDARY
	PROPOSED ROADWORK
	PROPOSED CENTERLINE
	EXISTING FEATURES
	FIELD SURVEY SHOTS
	EXISTING UTILITIES



KEY MAP
NOT TO SCALE

PRELIMINARY

12/27/17

SCALE 1"=20'

DE DOKKEN
ENGINEERING

110 BLUE RAVINE ROAD, SUITE 200
FOLSOM, CA 95630 (916) 058-0542

PROJECT

**KINGS BEACH COMMERCIAL
CORE IMPROVEMENT PROJECT**

PROPERTY OWNER EXHIBIT

APN 117-180-006

77

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PLACER COUNTY BUDGET REVISION

PAS DOCUMENT NO.

Dept No.	Doc Type	Total \$ Amount	Total Lines
19	BR	\$55,000.00	1

☐ Cash Transfer Required

☒ Reserve Cancellation Request
 GL2420 728000 Assigned Right of Way
☐ Establish Reserve Required

 4/1/14 ☒ Auditor-Controller *Ng* 4/1/14

☐ County Executive

☐ Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT											APPROPRIATION ADJUSTMENT										
Dept No.	T Code	Rev	FUND	SUBFUND	OCA	PCA	OBJ L-3	Proj. No.	G/L Sub GL	AMOUNT	Dept No.	T Code	Rev	OCA	PCA	FUND	SUBF	Obj L-3	Proj. No.	Proj Detail	AMOUNT
											19	014		006102		120		4171			55,000.00
TOTAL										0.00	TOTAL										55,000.00

REASON FOR REVISION:

Budget Revision to increase object level #4171 Intangible Assets by \$55,000 to purchase highway easement in Kings Beach with revenue coming from decreasing Assigned Right of Way reserves in the amount of \$55,000

Distribution:
All copies to
Auditor

Department Head Ken Grehm

Board of Supervisors

Date: 4/1/2014

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